



CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY JOINT MEETING
AGENDA

Tuesday, March 21, 2023, 6:30 p.m.
125 E. College Street, Covina, California
Council Chamber of City Hall

IMPORTANT NOTICE

Members of the public may view the meeting live on the City's website at www.covinaca.gov or on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.

Public Comments: During the meeting, there will be an opportunity for the public to speak. Public testimony is limited to five (5) minutes per speaker, unless, for good cause, the Mayor/Chairperson amends the time limit; a speaker's time may not be transferred to another speaker. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed.

In Person: To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Clerk. Your name will be called when it is your turn to speak.

Remotely via Zoom: Access the meeting remotely via Zoom with one of the following devices: Computer or Smart Device:

<https://us02web.zoom.us/j/82311734774?pwd=REx6VXdYYjlfFU2hKM3F0K0FEL2dqQT09>

*Telephone:
Dial: +1 669 900 6833
Meeting ID: 823 1173 4774
Passcode: 693642*

- 1. To request to speak during public comment, please click the "Raise Hand" button on the Zoom toolbar "Reactions" tab.*

Note:

Computer / Smart Device Users: The "raise hand" feature is in the reactions tab.

Telephone Users: Press star-nine (*9) on your phone to raise your hand.

2. Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); speaker must be present when called to speak.
3. Please state your first and last name and city of residence at the beginning of your remarks for the record.
4. The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.

Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@covinaca.gov or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CLOSED SESSION

1. CALL TO ORDER

Council/Agency/Authority Members: Hector Delgado, John C. King, Victor Linares, Mayor Pro Tem/ViceChair Walter Allen, III, and Mayor/Chair Patricia Cortez

2. PUBLIC COMMENTS

The public is invited to comment on Closed Session items only at this time. To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.

3. CLOSED SESSION

The City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to closed session for the following:

a. **GovernmentCode § 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Property: 626 & 602 S. Citrus Avenue, Covina

Agency Negotiator: Chris Marcarello, Executive Director, Successor Agency to the Covina Redevelopment Agency

Brian Lee, Community Development Director

Negotiating Parties: City of Covina

Bayer Auto Group, Tenant

Under Negotiation: Price and Terms of Payment

b. **GovernmentCode § 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Property: 176 E. Badillo St., Covina

Agency Negotiator: Chris Marcarello, Executive Director, Successor Agency to the Covina Redevelopment Agency

Brian Lee, Community Development Director

Negotiating Parties: City of Covina

Frontier Communications, Tenant

Under Negotiation: Price and Terms of Payment

- c. **Government Code § 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Property: 233 N. Second St., Covina

Agency Negotiator: Chris Marcarello, Executive Director, Successor Agency to the Covina
Redevelopment Agency

Brian Lee, Community Development Director

Negotiating Parties: City of Covina

State of California, Tenant

Under Negotiation: Price and Terms of Payment

- d. **Government Code § 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Property: 114 E. Italia Street

Agency Negotiator: Chris Marcarello, City Manager, City of Covina

Brian Lee, Community Development Director, City of Covina

Negotiating Parties: The Mena Co., dba “Giovanni’s”

Under Negotiation: Price and Terms of Payment

- e. **Government Code § 54956.9(d)(1) CONFERENCE WITH LEGAL COUNSEL - PENDING
LITIGATION:**

One Matter: *In re National Prescription Opioid Litigation*

4. **RECESS**

JOINT MEETING—OPEN SESSION 7:30 PM

5. **RECONVENE AND CALL TO ORDER**

6. **ROLL/CALL**

7. **PLEDGE OF ALLEGIANCE**

Led by Councilmember King

8. **INVOCATION**

Given by Covina Police Chaplain Ron Butler

9. **PRESENTATIONS**

- a. **National Public Safety Telecommunicators Week**

10. **PUBLIC COMMENTS**

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prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.

11. COUNCIL/AGENCY/AUTHORITY COMMENTS

Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.

12. CITY MANAGER COMMENTS

13. CONSENT CALENDAR

All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.

a. Minutes

Staff Recommendation:

Approve the Minutes of the March 7, 2023, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

b. Payment of Demands

Staff Recommendation:

Approve Payment of Demands in the amount of \$2,075,071.27.

c. Grant of Easement to Southern California Edison (SCE) for access over City property (APN 8448-017-900) Rancho La Merced Water Tank Property – Resolution CC 2023-13

Staff Recommendation:

Adopt Resolution CC 2023-13 accepting access easement to Southern California Edison (SCE) over City property (APN 8448-017-900) located within Rancho La Merced Water Tank Property.

d. Adopt Resolution CC 2023-14, Establishing a Tree Maintenance Standard for City-Owned Trees

Staff Recommendation:

Adopt Resolution CC 2023-14, Establishing a Tree Maintenance Standard for City-Owned Trees.

e. 2022 Annual Housing Element Progress Report

Staff Recommendation:

Receive and file.

f. Request to Amend the Classification Plan to Reorganize the Administrative Services Department and Community Development Department Job Classifications and Salary Ranges

Staff Recommendation:

That the City Council adopt Resolution CC 2023-16 and Resolution CC 2023-17, authorizing the following organizational changes:

1.) Amend the City's Classification plan to establish job classifications and salary ranges for a Deputy Director of Administrative Services-Finance and a Deputy Director of Administrative Service-Human Resources within the Mid-Management, Supervisory and Professional and Confidential and Technical Employees (Unaffiliated) Compensation Rules;

2.) Authorize the City Manager to execute a side letter agreement between the City and the American Federation of State, County and Municipal Employees (AFSCME) Bargaining Unit to amend the salary ranges and job descriptions for Account Clerk I and Account Clerk II, revise the Neighborhood Preservation Officer job description and create a new job classification and salary range for Senior Neighborhood Preservation Officer.

g. SB 341 Compliance Report on the Housing Successor Agency Low- and Moderate-Income Housing Asset Fund

Staff Recommendation:
Receive and file the report.

h. Annual Comprehensive Financial Report (ACFR) for Fiscal Year Ended June 30, 2022

Staff Recommendation:
Receive and file the following reports for Fiscal Year ended June 30, 2022: (1) Annual Comprehensive Financial Report (ACFR) and related Auditor Communications, (2) Independent Accountants' Report on Agreed-Upon Procedures Applied to Appropriations Limit, and (3) the Single Audit of Federally Assisted Grant Programs.

14. PUBLIC HEARINGS

a. Consideration of Resolutions CC 2023-18, CC 2023-19 & CC 2023-20, Authorizing Annexation of Territory to City of Covina Community Facilities District No. 2007-1 (Public Services) (Annexation No. 33) & to Call and Hold a Special Election- 671 E. Puente St.

Staff Recommendation:

- 1.City Council to open the public hearing and consider public testimony and close the public hearing; and
- 2.Adopt Resolution CC 2023-18, authorizing the annexation of territory to Community Facilities District No. 2007-1 (Annexation No. 33) and authorizing the levy of a special tax and submitting the levy of tax to the qualified electors; and
- 3.Adopt Resolution CC 2023-19, calling a special election and submitting to the voters of Annexation No. 33 of City of Covina Community Facilities District No. 2007-1 (Public Services), propositions regarding the annual levy of special taxes within Annexation No. 33 to finance public services, and the establishment of an appropriations limit; and
- 4.Adopt Resolution CC 2023-20 making certain findings, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 33.

15. ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for April 4, 2023 at 6:30 p.m. for closed session and at 7:30 p.m. for open session inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Covina City Clerk's Office does hereby declare that the agenda for the March 21, 2023, meeting was posted on the City's website and near the front entrance of Covina City Hall, 125 East College Street, Covina, in accordance with California Government Code Section 54954.2(a).

If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 125 E. COLLEGE STREET, COVINA.